

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD MEETING
August 23, 2016
Spratt Building – 215 Main Street
4:30 PM

Present: Dan Dodd, Nik Radovanovic, Jonathan Mauney, Melissa White, Carolyn Blair, Chip Heemsoth, Assistant Planner Chris Pettit

Absent: Louis Roman

Guests: James Maynard (RedClay PLLC), Chris Mannix (Kuester), Jim Coates (Carolina Crown), John Marks (FM Times)

CALL TO ORDER

Vice-Chairman Dodd called the meeting to order at 4:31 p.m.

APPROVAL OF MINUTES

Mr. Heemsoth made a motion to approve the minutes from the August 9, 2016 meeting as presented. Mr. Mauney seconded the motion. The motion passed with a vote of 6-0.

OLD BUSINESS

1. **Request for Certification of Appropriateness: 227 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve modifications previously made to the front façade of the building without approval of a certificate of appropriateness including removal of a wood façade and replacement of the windows along the front façade. Mr. Pettit noted that this is a continuation of the discussions from the board's August 9th meeting, in which a request was denied to approve the modifications to the front façade as completed.

Jim Coates with Carolina Crown (property owner) spoke to the improvements that were made, which were emergency repairs as the road vibrations had broken the front windows and the wood façade was rotting. Mr. Coates noted that the windows used to be a single plate, but vibrations from the road frequently damaged the windows which led to the change in design with the emergency repair. Mr. Coates noted that several other properties on Main Street utilized designs similar to that utilized in the emergency repair of the windows. Mr. Coates noted that the wood siding was rotting and falling off the façade,

which revealed an unpainted brick that the future tenant preferred as it matched the style of the future business.

Mr. Coates noted that five or six years ago, the town provided notice to all properties on Main Street to clean up and repaint in order to clean up Main Street, at which time Carolina Crown was the only owner to follow the request. Mr. Coates stated that painting the entire front would be an acceptable outcome at this time as well, requesting that the board note the acceptable color palette for repainting.

Ms. Blair stated that she appreciates the work that Carolina Crown has put into their building in the past when it was asked and additionally noted that there are several different types of buildings on Main Street with some potentially having approval to do different window styles and others having been completed without board approval in the past. Ms. Blair noted an understanding of the issues with the vibrations and the troubles with frequent replacement.

Mr. Heemsoth questioned how long the windows had been up, to which Mr. Coates noted that they had been up since May. Mr. Heemsoth questioned whether or not that was enough time to determine whether or not these windows would hold up any better than the previous design, to which Mr. Coates noted that he could feel the difference in the vibration levels.

Mr. Radovanovic questioned whether the replacement windows that were used previously were appropriate and that a tempered glass should have been used from the beginning that could handle vibrations. Mr. Radovanovic spoke to the stucco covered brick above the current awning and its removal, to which Mr. Coates noted that he wasn't aware that the stucco above the awning was part of the current discussion. Mr. Coates additionally noted that a previous replacement was tempered glass and it also cracked. A discussion occurred related to the brick crosswalk that was added on Main Street and its relation to the vibrations of the windows. Vice-Chairman Dodd noted that an expansion joint between the building and the sidewalk could solve the issue of the vibrations, to which Mr. Coates noted that he wasn't willing to experiment when replacements were so costly.

Mr. Coates questioned if a different color could be utilized to repaint the façade, to which Ms. Blair noted they would need to approve any new color. Discussions occurred related to the existing look of the exposed brick.

Vice-Chairman Dodd discussed the requirement that properties within the town's historic district must receive approval for exterior modifications and noted that the applicant should have reached out to the town for a discussion prior to making the modifications, to which Mr. Coates noted that he called town hall and was told that a permit was not required.

Vice-Chairman Dodd discussed the changes occurring along Main Street and the need for properties to follow the rules so that the preservation of the properties continues.

Vice-Chairman Dodd noted the windows as installed were inappropriate. Ms. Blair noted that given the issues in the road that are out of the applicant's control, she would not vote to make the applicant change the windows.

Ms. Blair made a motion to approve the windows as installed and to approve the painting of the façade to the existing green color of the upper façade or to come back within 30 days for approval of a new color. Ms. White seconded the motion. The motioned passed with a vote of 5-1, with Vice-Chairman Dodd opposed. Vice-Chairman Dodd noted that any future improvements require approval through the Historic Review Board. A discussion occurred related to educating property owners of the requirements prior to making external modifications within the town's historic district.

Prior to starting New Business Item #1, Vice-Chairman Dodd recused himself at 5:05. Mr. Heemsoth took over as Acting-Chairman for New Business Item #1.

NEW BUSINESS

1. **Request for Preliminary Certification (Bailey Bill): 202 & 206 Main Street:** Assistant Planner Pettit provided a brief overview of the request, the purpose of which was to approve preliminary certification for the purposes of obtaining "Bailey Bill" tax credits for the project.

Chris Mannix, representing Kuester, and James Maynard, representing the project architect RedClay PLLC, spoke to the project in relation to the standards of rehabilitation as noted in the town's "Bailey Bill" ordinance. Mr. Mannix noted that they are being very strict in this rehabilitation project since the properties are on the National Register.

Discussions occurred related to the submitted rendering and the historic photographs of the properties. Ms. Blair questioned the awnings as shown on the rendering, to which Mr. Maynard noted that the rendering doesn't accurately reflect all the improvements proposed as the rendering was created prior to the architect obtaining all historic photographs.

Mr. Maynard went through the historic photos and explained the proposed improvements for the properties, which are accurately noted in the construction documents submitted.

Discussions occurred related to the historic uses of the properties, as several members of the board had information related to those prior uses.

Ms. Blair made a motion to note that the project is eligible per the town's ordinance and to grant preliminary certification approval for the project, conditioned on the specific storefront details (awnings, signs, colors etc.) coming back before the board for approval at a later date. Mr. Heemsoth seconded the motion. There being no further discussion, Acting-Chairman Heemsoth called for a vote. The motion passed 5-0.

Vice-Chairman Dodd returned to the meeting at 5:27.

There being no further business, the meeting was adjourned at 5:29 p.m.

Respectfully submitted,

Chris Pettit, AICP
Assistant Planner